



City Council Chambers  
3300 Capitol Avenue  
Fremont, California

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### City Council

Bob Wasserman, Mayor  
Bob Wieckowski, Vice Mayor  
Anu Natarajan  
Bill Harrison  
Suzanne Lee Chan

### City Staff

Fred Diaz, City Manager  
Harvey E. Levine, City Attorney  
Melissa Stevenson Dile, Deputy City Manager  
  
Dawn G. Abrahamson, City Clerk  
Harriet Commons, Finance Director  
Marilyn Crane, Information Technology Svcs. Dir.  
Mary Kaye Fisher, Interim Human Resources Dir.  
Annabell Holland, Parks & Recreation Dir.  
Norm Hughes, City Engineer  
Jill Keimach, Community Dev. Director  
Bruce Martin, Fire Chief  
Jim Pierson, Transportation & Ops Director  
Jeff Schwob, Planning Director  
Suzanne Shenfil, Human Services Director  
Craig Steckler, Chief of Police  
Lori Taylor, Economic Development Director  
Elisa Tierney, Redevelopment Director

## City Council Agenda and Report [Redevelopment Agency of Fremont]

### General Order of Business

1. Preliminary
  - Call to Order
  - Salute to the Flag
  - Roll Call
2. Consent Calendar
3. Ceremonial Items
4. Public Communications
5. Scheduled Items
  - Public Hearings
  - Appeals
  - Reports from Commissions, Boards and Committees
6. Report from City Attorney
7. Other Business
8. Council Communications
9. Adjournment

### Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested citizens, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken. Items on the agenda may be moved from the order listed.

### Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address the City Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.



## **Addressing the Council**

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and the number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker card). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

## **Oral Communications**

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Oral Communications section of Public Communications. Please submit your speaker card to the City Clerk prior to the commencement of Oral Communications. **Only those who have submitted cards prior to the beginning of Oral Communications will be permitted to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker card) and each speaker may only speak once on each agenda item.

**To leave a voice message for all Councilmembers and the Mayor simultaneously, dial 284-4080.**

**The City Council Agendas may be accessed by computer at the following Worldwide Web Address: [www.fremont.gov](http://www.fremont.gov)**

## **Information**

Copies of the Agenda and Report are available in the lobbies of the Fremont City Hall, 3300 Capitol Avenue and the Development Services Center, 39550 Liberty Street, on Friday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available at the Office of the City Clerk.

The regular meetings of the Fremont City Council are broadcast on Cable Television Channel 27 and can be seen via webcast on our website ([www.Fremont.gov](http://www.Fremont.gov)).

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (510) 284-4060. Council meetings are *open captioned* for the deaf in the Council Chambers and *closed captioned* for home viewing.

## **Availability of Public Records**

All disclosable public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the City Council less than 72 hours prior to the meeting will be available for public inspection in specifically labeled binders located in the lobby of Fremont City Hall, 3300 Capitol Avenue during normal business hours, at the time the records are distributed to the City Council.

Information about the City or items scheduled on the Agenda and Report may be referred to:

Address: City Clerk  
City of Fremont  
3300 Capitol Avenue, Bldg. A  
Fremont, California 94538  
Telephone: (510) 284-4060

*Your interest in the conduct of your City's business is appreciated.*

**AGENDA**  
**FREMONT CITY COUNCIL REGULAR MEETING**  
**FEBRUARY 9, 2010**  
**COUNCIL CHAMBERS, 3300 CAPITOL AVE., BUILDING A**  
**7:00 P.M.**

**1. PRELIMINARY**

- 1.1 Call to Order
- 1.2 Salute the Flag
- 1.3 Roll Call
- 1.4 Announcements by Mayor / City Manager

**2. CONSENT CALENDAR**

*Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.*

- 2.1 *Motion to Waive Further Reading of Proposed Ordinances  
(This permits reading the title only in lieu of reciting the entire text.)*
- 2.2 *Approval of Minutes – None.*
- 2.3 **TRAFFIC SIGNAL COMMUNICATION EQUIPMENT PROCUREMENT**  
*Authorization for the City Manager or Designee to Execute a Purchase Order Contract for the Purchase of Traffic Signal Communications Equipment for City Project No. PWC8721 (Signal Retiming on Fremont Boulevard, Washington Boulevard, Grimmer Boulevard, Blacow Road, and Warm Springs Boulevard Project)*

**Contact Person:**

<b>Name:</b>	Allen E. Chen	David Huynh
<b>Title:</b>	Associate Transportation Engineer	Senior Transportation Engineer
<b>Dept.:</b>	Transportation & Operations	Transportation & Operations
<b>Phone:</b>	510-494-4749	510-494-4484
<b>E-Mail:</b>	aechen@fremont.gov	dhuynh@fremont.gov

**RECOMMENDATION:** *Authorize the City Manager, or designee, to execute a purchase order contract with Western Systems for the procurement of traffic signal communications equipment in the amount of \$62,517.42.*

2.4 *AUTHORIZATION TO ENTER CONCEPTUAL TRANSFER AGREEMENT AND AMENDED OR SUBSTITUTED SUBDIVISION IMPROVEMENT AGREEMENTS AND RELATED DOCUMENTS TO FACILITATE TRANSFER AND SALE OF FINAL TRACT 7735 – VILLA D’ESTE FROM BANKRUPT ESTATE OF DEVELOPER WL HOMES DBA JOHN LAING HOMES TO NEW DEVELOPER PULTE HOMES*  
*Authorization to Enter an Agreement with the Bankruptcy Court Appointed Receiver for WL Homes dba John Laing Homes and the Bond Company Providing a Structure for the Completion of Work on Tract 7735 – Villa d’Este, and Transfer of the Project to a New Developer, Pulte Homes; Authorization to Execute Amended or Substituted Subdivision Improvement Agreements and other Related Documents*

*Contact Person:*

<i>Name:</i>	<i>Andy Russell</i>	<i>Wayne Morris</i>
<i>Title:</i>	<i>Senior Civil Engineer</i>	<i>Senior Planner</i>
<i>Dept.:</i>	<i>Community Development</i>	<i>Community Development</i>
<i>Phone:</i>	<i>510-494-4534</i>	<i>510-494-4729</i>
<i>E-Mail:</i>	<i>arussell@fremont.gov</i>	<i>wmorris@fremont.gov</i>

*RECOMMENDATION: Staff recommends that Council authorize the City Manager or his designee to execute 1) an agreement with California Real Estate Receiverships and Bond Safeguard Insurance Company relating to transfer terms for the sale of the remaining Villa d’Este project to Pulte Homes, as described herein, 2) amended and/or restated subdivision improvement agreements for the construction and warranty of the required public and private infrastructure improvements connected with the project, and 3) any other implementing documents and take such further actions as are necessary for the sale and transfer of the project to Pulte Homes, provided they do not have a negative fiscal impact upon the City.*

2.5 *CONCRETE REPAIR PROJECT*

*Approval of Plans and Specifications and Award of Contract for Reconstruction of Curbs, Gutters, Sidewalks, and Driveways – for Three Project Areas including Area X, City Project No. 8239X (PWC), portions of Isherwood, and Sidewalks Adjacent to City Offices in the Midtown*

*Contact Person:*

<i>Name:</i>	<i>Edward Nakayama</i>	<i>Norm Hughes</i>
<i>Title:</i>	<i>Engineer II (Civil)</i>	<i>City Engineer</i>
<i>Dept.:</i>	<i>Community Development</i>	<i>Community Development</i>
<i>Phone:</i>	<i>510-494-4775</i>	<i>510-494-4748</i>
<i>E-Mail:</i>	<i>enakayama@fremont.gov</i>	<i>nhughes@fremont.gov</i>

*RECOMMENDATION:*

- 1. Approve the plans and specifications for Reconstruction of Curbs, Gutters, Sidewalks, and Driveways – for three project areas, including Area X, City Project No. 8239X (PWC), portions of Isherwood and the sidewalks adjacent to City offices in the Midtown.*

2. *Award the Contract for Reconstruction of Curbs, Gutters, Sidewalks, and Driveways - for three project areas, including Area X, City Project No. 8239X (PWC), ), portions of Isherwood and the sidewalks adjacent to City offices in the Midtown, to Star Construction, Inc., in the amount of \$869,750.50 and authorize the City Manager or designee to sign the contract.*

## 2.6 CITYWIDE INTERSECTION RAMPS

*Approval of Plans and Specifications and Award of Contract for Citywide Intersection Ramps, City Project No. 8444D (PWC)*

*Contact Person:*

<i>Name:</i>	<i>Edward Nakayama</i>	<i>Norm Hughes</i>
<i>Title:</i>	<i>Engineer II (Civil)</i>	<i>City Engineer</i>
<i>Dept.:</i>	<i>Community Development</i>	<i>Community Development</i>
<i>Phone:</i>	<i>510-494-4775</i>	<i>510-494-4748</i>
<i>E-Mail:</i>	<i>enakayama@fremont.gov</i>	<i>nhughes@fremont.gov</i>

*RECOMMENDATION:*

1. *Approve the plans and specifications for Citywide Intersection Ramps, City Project No. 8444D (PWC).*
2. *Award the contract for Citywide Intersection Ramps, City Project No. 8444D (PWC) to FBD Vanguard Construction, Inc., in the amount of \$303,322.90, and authorize the City Manager or designee to sign the contract.*

## 2.7 FIRE STATION #11 AND TRAINING CENTER DEDICATION PLAQUES

*Dedication Plaque Quotations for Fire Station #11 and the Fire Department Training Center*

*Contact Person:*

<i>Name:</i>	<i>Michael Avila</i>	<i>Bruce Martin</i>
<i>Title:</i>	<i>Building Program Manager</i>	<i>Fire Chief</i>
<i>Dept.:</i>	<i>Fire</i>	<i>Fire</i>
<i>Phone:</i>	<i>510-494-4211</i>	<i>510-494-4202</i>
<i>E-Mail:</i>	<i>mavila@fremont.gov</i>	<i>bmartin@fremont.gov</i>

*RECOMMENDATION: Approve the quotations for use on the dedication plaques for Fire Station #11 and the Fire Department Training Center.*

## 3. CEREMONIAL ITEMS – None.

## 4. PUBLIC COMMUNICATIONS

### 4.1 Oral and Written Communications

REDEVELOPMENT AGENCY – The Redevelopment Agency Board will convene at this time and take action on the agenda items listed on the Redevelopment Agency Agenda. [See separate agenda](#) (yellow paper).

PUBLIC FINANCING AUTHORITY – None.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR

**5. SCHEDULED ITEMS** – None.

**6. REPORT FROM CITY ATTORNEY**

6.1 Report Out from Closed Session of Any Final Action

**7. OTHER BUSINESS**

7.1 **AUTHORIZATION OF GRANT APPLICATION FOR NUMMI SITE REUSE AND REVITALIZATION STUDIES**

Adopt a Resolution Authorizing Staff to Apply for a U.S. Economic Development Administration Planning and Technical Assistance Grant and Grant Authority for Staff to Sign the Application and Accept the Award

Contact Person:

Name:	Lori Taylor	Brian Millar
Title:	Economic Development Director	Consultant
Dept.:	Economic Development Department	City Manager's Office
Phone:	510-284-4024	510-284-4008
E-Mail:	ltaylor@fremont.gov	bmillar@fremont.gov

**RECOMMENDATION:** Adopt Resolution Authorizing Staff to apply for a U.S. Economic Development Administration Planning and Technical Assistance Grant and grant Authority for Staff to Sign the Application and Accept the Award.

## **8. COUNCIL COMMUNICATIONS**

### **8.1 Council Referrals**

#### **8.1.1 COUNCILMEMBER NATARAJAN REFERRAL: Request the City Council to Consider Adopting a Resolution Supporting the Local Taxpayer, Public Safety, and Transportation Protection Act 2010**

I am requesting City Council consider adopting a resolution to support the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010.

A coalition of local government, transportation and transit advocates recently filed a constitutional amendment with the California Attorney General, called the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010, for potential placement on California's November 2010 statewide ballot. Approval of this ballot initiative would close loopholes and change the constitution to further prevent State politicians in Sacramento from seizing, diverting, shifting, borrowing, transferring, suspending or otherwise taking or interfering with tax revenues dedicated to funding local government services, including redevelopment, or dedicated to transportation improvement projects and mass transit.

### **8.2 Oral Reports on Meetings and Events**

## **9. ADJOURNMENT**







REPORT SECTION  
FREMONT CITY COUNCIL  
REGULAR MEETING

FEBRUARY 9, 2010



## **\*2.3 TRAFFIC SIGNAL COMMUNICATION EQUIPMENT PROCUREMENT**

**Authorization for the City Manager or Designee to Execute a Purchase Order Contract for the Purchase of Traffic Signal Communications Equipment for City Project No. PWC8721 (Signal Retiming on Fremont Boulevard, Washington Boulevard, Grimmer Boulevard, Blacow Road, and Warm Springs Boulevard Project)**

### **Contact Person:**

Name:	Allen E. Chen	David Huynh
Title:	Associate Transportation Engineer	Senior Transportation Engineer
Dept.:	Transportation & Operations	Transportation & Operations
Phone:	510-494-4749	510-494-4484
E-Mail:	aechen@fremont.gov	dhuynh@fremont.gov

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**Executive Summary:** The purpose of this report is to recommend that the City Council authorize the City Manager or designee to execute a purchase order contract for the purchase of traffic signal communications equipment with Western Systems. The purchase order contract stipulates the delivery of 23 Actelis Ethernet access devices at a total cost of \$62,517.42. The procurement of the communications equipment is necessary as part of a grant-funded arterial management project (PWC8721) to upgrade the traffic signal system's communications infrastructure and implement new signal coordination plans to better manage traffic flow along five arterial corridors. The City has a current contract for the purchase of traffic signal controllers through Western Systems in the amount of \$72,251. With this purchase order contract award, the combined total value of all Western Systems contracts will exceed \$100,000 in Fiscal Year 2009/10 and thus requires City Council approval.

**BACKGROUND:** The Alameda County Congestion Management Agency (ACCMA), as the Transportation Fund for Clean Air (TFCA) program manager in Alameda County, annually programs a portion of the TFCA funds collected in Alameda County. The City of Fremont had applied for, and the ACCMA has programmed, \$232,000 of the TFCA funds to the City of Fremont for an arterial management project. On November 17, 2009, the City Council authorized the appropriation of the TFCA-awarded funds to PWC8721 so that staff could initiate work on the project.

The goal of the project is to improve arterial operations by providing efficient, consistent and reliable operation of the traffic signals along the five project corridors: Fremont Boulevard (Mission View to Delaware), Washington Boulevard (Fremont to Osgood/Driscoll), Grimmer Boulevard (Fremont to Yellowstone/Doane), Blacow Road (Hilo to Fremont), and Warm Springs Boulevard (Warren to Kato/Scott Creek). The project goal will be achieved by optimization of signal timing plans to reduce traffic stops and delay and improve travel time along each corridor. This project will also upgrade existing traffic signal controllers and communications equipment on the project corridors so that communication back to the City's existing traffic signal system can be migrated from old copper interconnect to the new fiber optic cable infrastructure.

**DISCUSSION/ANALYSIS:** The Actelis Ethernet access device provides the ability to transmit ethernet data between equipment in the field (i.e., traffic signal controller and CCTV camera) and the Traffic Management Center. The Actelis Ethernet access device is the only device offering all the functionality the city requires in its traffic signal communications equipment. Other competing products are no longer

available and so there are no other similar devices available in the marketplace. This device has been used by the City for the last four years and is installed at over 20 intersections throughout the day. Staff identified a need for 23 communication devices as part of the project scope to upgrade existing traffic signal communications equipment. In order to procure this equipment, staff issued a solicitation for quote to purchase the Actelis Ethernet access devices. There are only two authorized Actelis dealers in this region: Western Pacific Signal and Western Systems. Both companies responded to the solicitation with the following results:

<b><u>BIDDER</u></b>	<b><u>TOTAL BID</u></b>
Western Pacific Signal, LLC	\$64,395.26
Western Systems, Inc.	\$62,517.42

The City has a current contract for the purchase of traffic signal controllers with Western Systems in the amount of \$72,251. With this purchase order contract award, the combined total value of all Western Systems contracts will exceed \$100,000 in Fiscal Year 2009/10 and thus requires City Council approval.

Based on the bid results, staff recommends that the City Council award the purchase order contract to Western Systems and authorize the City Manager or designee to execute the purchase order.

**Funding:** Sufficient funding for this procurement is available in PWC8721 (Signal Retiming on Fremont Boulevard, Washington Boulevard, Grimmer Boulevard, Blacow Road, and Warm Springs Boulevard Project), which has \$232,000 appropriated for this purpose.

**FISCAL IMPACT:** None

**ENVIRONMENTAL REVIEW:** This project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301.

**ENCLOSURE:** None

**RECOMMENDATION:** Authorize the City Manager, or designee, to execute a purchase order contract with Western Systems for the procurement of traffic signal communications equipment in the amount of \$62,517.42.

**\*2.4 AUTHORIZATION TO ENTER CONCEPTUAL TRANSFER AGREEMENT AND AMENDED OR SUBSTITUTED SUBDIVISION IMPROVEMENT AGREEMENTS AND RELATED DOCUMENTS TO FACILITATE TRANSFER AND SALE OF FINAL TRACT 7735 – VILLA D’ESTE FROM BANKRUPT ESTATE OF DEVELOPER WL HOMES DBA JOHN LAING HOMES TO NEW DEVELOPER PULTE HOMES**

**Authorization to Enter an Agreement with the Bankruptcy Court Appointed Receiver for WL Homes dba John Laing Homes and the Bond Company Providing a Structure for the Completion of Work on Tract 7735 – Villa d’Este, and Transfer of the Project to a New Developer, Pulte Homes; Authorization to Execute Amended or Substituted Subdivision Improvement Agreements and other Related Documents**

**Contact Person:**

Name:	Andy Russell	Wayne Morris
Title:	Senior Civil Engineer	Senior Planner
Dept.:	Community Development	Community Development
Phone:	510-494-4534	510-494-4729
E-Mail:	arussell@fremont.gov	wmorris@fremont.gov

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**Executive Summary:** The City Council approved the final map for Tract 7735 (“Villa d’Este”), a residential subdivision located at the southeast corner of Ardenwood Boulevard and Paseo Padre Parkway, in February 2007. The original developer, WL Homes LLC, doing business as John Laing Homes, began construction of the project shortly thereafter. In February 2009, with the project only partially complete, WL Homes filed for bankruptcy. All work on the Villa d’Este project stopped. City staff has been working with the bankruptcy trustee and bonding company since then to address issues related to the partially completed project. The bankruptcy receiver has negotiated a conditional sale of the project to a new developer, Pulte Homes. Staff is asking the City Council to authorize the City Manager to execute 1) an agreement between the City, bankruptcy receiver, and surety setting forth the framework and stating parties’ obligations for maintenance and completion of existing public and private infrastructure improvements and transfer of remaining development rights and obligations, 2) amended and/or substituted public and private subdivision improvement agreements, and 3) such other implementing agreements and documents as are necessary to effectuate the transfer and protect the City’s interest.

**Background:** Tract 7735 is located on the city block surrounded by Ardenwood Boulevard, Paseo Padre Parkway, Tupelo Street and Tan Oak Drive in the Northern Plain Planning Area. The project encompasses 15.6 acres and includes 276 residential attached units in clusters of 3 and 6 unit buildings (43 buildings) and 33 single-family detached dwellings. WL Homes commenced construction of the project in the spring of 2007. By the summer of 2008, the company was suffering financial difficulties and work on the project ceased. At that time, 27 single-family homes and 48 condo-style homes had been constructed and sold. A number of the public improvements had been completed or were in progress. In February 2009, WL Homes filed for bankruptcy; subsequently, California Real Estate Receiverships was appointed receiver of the property. The City made a demand against the original developer’s subdivision improvement bonds, and has been working with the surety (Bond Safeguard Insurance Company) and the receiver since that time to address issues related to the partial construction of the public and private improvements, including health and safety concerns for the people who

currently reside in the project. The receiver recently entered a conditional agreement with development company Pulte Homes to purchase and complete development of the Villa d'Este project including its obligation for 20% Below Market Rate units. The sale of the project and transfer to Pulte Homes requires coordination between the City, receiver (on behalf of the bankruptcy trustee, surety and Pulte Homes to ensure that public and private infrastructure construction is appropriately completed and warranted, and that bonding obligations are addressed. To make sure these issues are properly identified and agreed upon, City, receiver and surety staffs are preparing an agreement that identifies existing obligations and appropriate transfer mechanisms.

**Discussion:** The Villa d'Este project has been in a state of partial completion for some time. The sale of the project to Pulte Homes presents an opportunity to have the project completed. In order to effectuate the sale, the parties need to ensure that provisions are made to complete the required public and private infrastructure work with appropriate warranties. The agreement will provide that the surety will complete and warrant certain specified improvements, and that Pulte Homes will assume responsibility for construction and warranty of all additional completion work. The surety's bonds will be exonerated after its obligations are performed, and revised or substituted improvement and warranty bonds have been issued. The subdivision improvement agreements with WL Homes will be cancelled or assigned. Pulte Homes will enter into new subdivision agreements or assume obligations under the assigned agreements. In addition, new improvement and warranty bonds will be issued.

**Environmental Review:** A mitigated negative declaration was adopted when the Villa d'Este project was approved. Pulte Homes will complete the project in accordance with the original plans. No further environmental documentation is required.

**Fiscal Impact:** The sale of the project to Pulte Homes will not have a direct fiscal impact to the City. The transfer agreement and revised improvement agreements and security will protect the City's interests.

**ENCLOSURE:** None.

**RECOMMENDATION:** Staff recommends that Council authorize the City Manager or his designee to execute 1) an agreement with California Real Estate Receiverships and Bond Safeguard Insurance Company relating to transfer terms for the sale of the remaining Villa d'Este project to Pulte Homes, as described herein, 2) amended and/or restated subdivision improvement agreements for the construction and warranty of the required public and private infrastructure improvements connected with the project, and 3) any other implementing documents and take such further actions as are necessary for the sale and transfer of the project to Pulte Homes, provided they do not have a negative fiscal impact upon the City.

## **\*2.5 CONCRETE REPAIR PROJECT**

### **Approval of Plans and Specifications and Award of Contract for Reconstruction of Curbs, Gutters, Sidewalks, and Driveways – for Three Project Areas including Area X, City Project No. 8239X (PWC), portions of Isherwood, and Sidewalks Adjacent to City Offices in the Midtown**

#### **Contact Person:**

Name:	Edward Nakayama	Norm Hughes
Title:	Engineer II (Civil)	City Engineer
Dept.:	Community Development	Community Development
Phone:	510-494-4775	510-494-4748
E-Mail:	enakayama@fremont.gov	nhughes@fremont.gov

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**Executive Summary:** The purpose of this report is to approve the plans and specifications and award the contract for Reconstruction of Curbs, Gutters, Sidewalks, and Driveways, in three project areas, including City Project No. 8239X (PWC) and portions of Isherwood and the sidewalks adjacent to City offices, to Star Construction, Inc., in the amount of \$ 869,750.50.

**BACKGROUND:** The five-year Capital Improvement Plan (CIP) includes funds each year for concrete repair on a citywide basis. Since the early 1980s, the City has had an annual Concrete Repair Program (Reconstruction of Curbs, Gutters, Sidewalks, and Driveways) to repair damaged concrete in the sidewalk area caused by City street trees. Typically, these repairs have included replacement of sidewalk, curb, gutter, and driveway approaches as well as root pruning and tree replacements (as needed).

Under the current program, staff receives citizen requests for sidewalk area repairs which are then forwarded to the Street Maintenance Division so that temporary repairs can be made. The City Sidewalk and Concrete Repair Policy requires the Street Maintenance Division to make temporary repairs with either an asphalt patch or by pavement grinding upon notification of damaged sidewalk until permanent repairs can be made under the Concrete Repair Program or by the property owner. The requests are then logged and divided into areas. The areas with the most severe damage are considered for the next annual concrete repair, in accordance with the standards outlined in the policy.

Since 1995, the City Council has appropriated \$7,315,300 to the annual program which has resulted in repairs to over 3900 locations citywide. This project will perform repairs to over 700 locations. The repair areas for this year's project include the following:

1. The area of bounded by the Alameda County Flood Control Channel, Fremont Boulevard, and Decoto Road (Referred to as Area X, enclosed)
2. The neighborhood located north of Isherwood Way on the opposite side of the Quarry Lakes Regional Recreation Area
3. The sidewalks located in front of the Capitol Avenue Building B, the Family Resource Center, and the Development Services Center

Plans and specifications for the project have been completed and are ready for approval.

**Bid Results:** Bids were received on January 12, 2010. The bidders with their respective bid amounts are shown below:

<b>Bidder</b>	<b>Bid Amount</b>
1. Star Construction, Inc.	\$ 869,750.50
2. JJR Construction, Inc.	\$ 874,823.25*
3. Guerra Construction Group	\$ 923,638.00
4. FBD Vanguard Construction, Inc.	\$ 934,299.95
5. Spencon Construction, Inc.	\$ 948,059.25
6. Suarez & Munoz Construction, Inc.	\$ 969,759.00
7. Sposeto Engineering, Inc.	\$ 984,145.20
8. M.F. Maher, Inc.	\$ 986,310.00
9. Kat Construction, Inc.	\$ 1,013,718.00
10. Nor-Cal Concrete, Inc.	\$ 1,054,242.00
11. Wattis Construction Co. Inc.	\$ 1,299,949.00
Engineer's Estimate	\$ 1,100,000.00

\*mathematically corrected bid

The low bidder, Star Construction, Inc., is a responsible bidder and all documents are in order. The contractor is experienced in this type of work and has satisfactorily completed contracts of a similar nature with other nearby local agencies.

**Project Costs and Funding:** A summary of project costs and funding is shown below.

**Estimated Project Costs:**

Customer Service	\$13,000.00
Design & Project Administration	\$ 77,000.00
Construction Contract (Star Construction, Inc.)	\$ 869,750.50
(Includes \$100,000 in construction contingency)	
Estimated Construction Administration and Inspection	\$100,000.00
Project Contingency	<u>\$120,000.00</u>
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$1,179,750.50</b>

**Source of Funding:**

501 Capital Improvements Fund	<u>\$ 2,154,047.67</u>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 2,154,047.67</b>

Based on contract amount and project costs, there are sufficient funds budgeted for the project.

**Maintenance Impacts:** This project will not create additional maintenance needs beyond those already required (i.e., sidewalk/street clearance, trees blocking traffic signals/signs, safety-related hazards).

**ENVIRONMENTAL IMPACT:** This project is categorically exempt under Section 15301 of the California Environmental Quality Act.



**ENCLOSURE:** [Location Map of Project Area](#)

**RECOMMENDATION:**

1. Approve the plans and specifications for Reconstruction of Curbs, Gutters, Sidewalks, and Driveways – for three project areas, including Area X, City Project No. 8239X (PWC), portions of Isherwood and the sidewalks adjacent to City offices in the Midtown.
2. Award the Contract for Reconstruction of Curbs, Gutters, Sidewalks, and Driveways - for three project areas, including Area X, City Project No. 8239X (PWC), ), portions of Isherwood and the sidewalks adjacent to City offices in the Midtown, to Star Construction, Inc., in the amount of \$869,750.50 and authorize the City Manager or designee to sign the contract.

## **\*2.6 CITYWIDE INTERSECTION RAMPS**

### **Approval of Plans and Specifications and Award of Contract for Citywide Intersection Ramps, City Project No. 8444D (PWC)**

#### **Contact Person:**

Name:	Edward Nakayama	Norm Hughes
Title:	Engineer II (Civil)	City Engineer
Dept.:	Community Development	Community Development
Phone:	510-494-4775	510-494-4748
E-Mail:	enakayama@fremont.gov	nhughes@fremont.gov

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**Executive Summary:** This report outlines the background and description of the project and requests City Council approval of the plans and specifications for Citywide Intersection Ramps, City Project No. 8444D (PWC), and award of the contract to FBD Vanguard Construction, Inc. in the amount of \$303,322.90.

**BACKGROUND:** The City of Fremont Capital Improvement Program has periodically included funds to construct intersection ramps within the City. Ramp locations are determined from a combination of citizen requests and locations where staff has identified a need. The current project includes the construction of 105 ramps at 38 locations throughout the City. A complete list of locations is enclosed. All ramps will be constructed or retrofitted to current accessibility standards.

Specifications for the project have been completed and are ready for approval.

**Bid Results:** Bids were received on January 12, 2010. The bidders with their respective bid amounts are shown below:

<b>Bidder</b>	<b>Bid Amount</b>
1. FBD Vanguard Construction, Inc.	\$ 303,322.90
2. JJR Construction, Inc.	\$ 309,522.00
3. Guerra Construction Group	\$ 352,522.00
4. Sposeto Engineering, Inc.	\$ 360,127.00
5. M.F. Maher, Inc.	\$ 384,686.65
6. R.P. Engineering Contractors, Inc.	\$ 395,517.50
7. Nor-Cal Concrete, Inc.	\$ 409,025.00
8. Suarez & Munoz Construction, Inc.	\$ 419,057.00
9. Kat Construction, Inc.	\$ 464,218.00*
Engineer's Estimate	\$ 350,000.00
* Mathematically corrected bid	

The low bidder, FBD Vanguard Construction, Inc., is a responsible bidder and all documents are in order. The contractor is experienced in this type of work and has satisfactorily completed contracts of similar nature with the City in a satisfactory manner.

**Project Costs and Funding:** Project costs and funding are summarized below.

**Estimated Project Costs:**

Customer Service	\$2,000.00
Design & Project Administration	\$ 11,000.00
Construction Contract (FBD Vanguard Construction, Inc.) (Includes \$32,000 in construction contingency)	\$303,322.90
Estimated Construction Administration and Inspection	\$ 45,000.00
Project Contingency	<u>\$20,000.00</u>
<b>TOTAL ESTIMATED PROJECT COSTS</b>	<b>\$381,322.90</b>

**Source of Funding:**

131 Gas Tax 2107 Fund	\$ 9,034.00
142 Gas Tax 2105 Fund	<u>\$ 413,695.00</u>
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ 422,729.00</b>

Based on contract amount and the project cost, there are sufficient funds budgeted for the project.

**Maintenance Impacts:** This project will not create additional maintenance needs beyond those already required.

**ENVIRONMENTAL IMPACT:** This project is categorically exempt under Section 15301 of the California Environmental Quality Act.

**ENCLOSURE:** [List of Work Locations](#)

**RECOMMENDATION:**

1. Approve the plans and specifications for Citywide Intersection Ramps, City Project No. 8444D (PWC).
2. Award the contract for Citywide Intersection Ramps, City Project No. 8444D (PWC) to FBD Vanguard Construction, Inc., in the amount of \$303,322.90, and authorize the City Manager or designee to sign the contract.

**\*2.7 FIRE STATION #11 AND TRAINING CENTER DEDICATION PLAQUES**  
**Dedication Plaque Quotations for Fire Station #11 and the Fire Department Training Center**

**Contact Person:**

Name:	Michael Avila	Bruce Martin
Title:	Building Program Manager	Fire Chief
Dept.:	Fire	Fire
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**Executive Summary:** On June 20, 1995, the City Council approved a policy on dedication plaques for new buildings in the City of Fremont. The policy delegates to staff several design and location choices with respect to plaques. Council's policy also identifies the names to go on the plaques. A remaining issue is the quotation to be used on each dedication plaque. Such quotations are to be returned to the City Council for approval.

**DISCUSSION/ANALYSIS:** This report brings recommended quotations to the City Council for Fire Station #11 and the Fire Department Training Center. They are as follows:

**New Fire Station #11** – will be located at 47200 Lakeview Boulevard.

The recommended quotation is attributed to Ambrose Hollingsworth Redmoon. It reads as follows: "Courage is not the absence of fear, but rather the judgment that something else is more important than one's fear."

**Fire Department Training Center** – will be located at 7200 Stevenson Boulevard.

The recommended quotation is attributed to Aristotle. It reads as follows: "We are what we repeatedly do. Excellence, then, is not an act but a habit."

**FISCAL IMPACT:** None.

**ENVIRONMENTAL REVIEW:** None required.

**ENCLOSURE:** [Biographies of Ambrose Hollingsworth Redmoon and Aristotle](#)

**RECOMMENDATION:** Approve the quotations for use on the dedication plaques for Fire Station #11 and the Fire Department Training Center.

## **6.1 Report Out from Closed Session of Any Final Action**

## **7.1 AUTHORIZATION OF GRANT APPLICATION FOR NUMMI SITE REUSE AND REVITALIZATION STUDIES**

### **Adopt a Resolution Authorizing Staff to Apply for a U.S. Economic Development Administration Planning and Technical Assistance Grant and Grant Authority for Staff to Sign the Application and Accept the Award**

#### **Contact Person:**

Name:	Lori Taylor	Brian Millar
Title:	Economic Development Director	Consultant
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E-Mail:	ltaylor@fremont.gov	bmillar@fremont.gov

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**Executive Summary:** With the pending closure to the NUMMI plant on April 1, 2010, staff is pursuing opportunities for the reuse and revitalization of the site. The U.S. Economic Development Administration (EDA) provides financial assistance to communities that are experiencing difficult economic circumstances through award of Planning and Technical Assistance grants. The City seeks to file a grant application with EDA for an award of up to \$385,000 to help complete a series of studies that will support reuse and revitalization of the NUMMI site to provide economic benefit for the community.

This report summarizes the grant application. Staff recommends that the Council adopt a Resolution authorizing staff to apply for the EDA Planning and Technical Assistance grant, and grant staff authority to sign the application and accept the award.

#### **BACKGROUND:**

**1. NUMMI Closure:** The New United Motors Manufacturing Incorporated (NUMMI) automotive manufacturing plant was created in 1984 when General Motors entered into a partnership with Toyota. This partnership produced automobiles at an auto manufacturing site formerly operated by General Motors in the 1960s and which was vacant for a decade prior to the creation of NUMMI. Upon General Motors's bankruptcy announcement in summer 2009, NUMMI began considering closing the plant. City officials partnered with regional, state and national officials to form a "Red Team" to seek opportunities to continue NUMMI's manufacturing operations at the site. City, regional, State and national officials contacted Toyota Motor Corporation directly in the hope of continuing operations at the site; however, Toyota announced on August 27, 2009 that it will close the plant, effective April 1, 2010.

The 370-acre NUMMI plant is a major employer for Fremont and the State. The closure of the plant will result in 4,700 lost jobs at the plant, and will impact more than 300 California companies that supply parts or services to the only automotive manufacturing plant on the West Coast. When manufacturing is discontinued at the plant, it will double the vacant industrial space available in Fremont. The facility has contributed to the employment of more than 20,000 throughout the State. Also noted is that the site occupies a key location regionally, being supported currently by Interstate 880 and commercial rail lines, as well as being adjacent to the Warm Springs BART Station, slated to open in 2014.

For all of these reasons, the potential reuse and revitalization of the NUMMI site represents a significant challenge and opportunity for the community. Pursuit of the EDA grant will help the City identify the range of opportunities and action items necessary to support reuse and revitalization of existing NUMMI facilities, and help to create new jobs.

**2. EDA Grant Program:** Established in 1965 under the Public Works and Economic Development Act, the EDA assists state and local governments achieve higher economic potential. One of the ways they do this is by issuing grants to qualified applicants to help fulfill regional economic development strategies designed to accelerate regional economic competitiveness; create higher-skill, living wage jobs; generate private investment; and stimulate new commercial and industrial growth.

The EDA focuses on providing support to economically distressed areas. This includes areas experiencing high unemployment rates, as well as areas that have suffered a severe and sudden economic impact, including military base and large facility (employer) closures. The pending closure of the NUMMI facility, and resultant loss of 4,700 jobs, is a qualifying event for EDA grant support, as is the City's interest in rapidly pursuing reuse and revitalization of the NUMMI facility site and creation of new jobs.

The City seeks to file a Planning and Technical Assistance Grant that will allow completion of a series of studies to help guide reuse and revitalization of the NUMMI site; these intended studies are outlined below under item 3. The grant process requires formal filing of a complete application to the regional EDA office, review by staff and a grants' committee, leading to a formal EDA grant award determination. Staff expects the decision on award of the grant to occur within a month after filing, and availability of funds a few weeks later.

**3. Proposed NUMMI Studies:** The proposed use of EDA funds would support four main study components:

- 1) Economic and Market Analysis Strategic Plan;
- 2) Land Use Alternatives Study;
- 3) Infrastructure and Cost Analysis; and
- 4) Financial Assessment

Ultimately, an Environmental Impact Report (EIR) will be prepared for the project components being pursued by the City, which could include a Specific Plan for the project area.

**Scope of Work:** The following scope of work would be presented to EDA as part of the City's grant application.

### ***Component 1: Economic and Market Analysis Strategic Plan***

This component would create a Strategic Plan which identifies reuse opportunities and potential new uses of this world class, well-situated property, with an emphasis on new and sustainable sources of

revenue and employment generation, including new retail, commercial, manufacturing, research and development, hospitality, and entertainment opportunities for years to come.

The Strategic Plan will update and enhance the City's market information, and use it to develop an economic revitalization strategy for the site that reasonably reflects the local and regional market conditions over the next ten years. It will also include a summary assessment of the longer-term market potential and positioning of the area (up to 30 years), including an assessment of potential development phasing, pricing and absorption (demand). This analysis will be based in part on preliminary analysis of constraints and opportunities of the NUMMI facilities and associated lands. Because of the very large size of the NUMMI facilities (approximately 5.5 million square feet), the Strategic Plan will assess if there are viable market options for immediate reuse of the facility, as well as addressing the actions that would be necessary for the facilities to be reused by multiple tenants. The Plan will identify the extent and expected costs of needed demolition and/or remodeling of NUMMI facilities to support reuse and to capture viable market opportunities.

## *Component 2: Land Use Alternatives Study*

As information is developed from Component 1 (Economic and Market Analysis Strategic Plan), land use development alternatives will be developed for consideration by NUMMI, the public and City Council. The Council and public will help guide the framework for the land use alternatives based on provision of any initial feedback through a Council workshop or similar public forum, and again as the City ultimately moves toward selection of a preferred land use alternative. The land use alternatives will also reflect the City's stated goal for a higher intensity development (TOD) in proximity to the future Warm Springs BART Station, as well as the City's broader goals of retaining the City's industrial base; creating a commercial-dominated area; and developing a new mixed-use neighborhood. The precise land use scenarios to be studied are still to be determined (requiring Council and community input), but can be expected to include the following:

- 1) *Minimal land use changes*, including retention of most of the study area as industrial (including the NUMMI site), with smaller amounts of TOD around the Warm Springs BART Station;
- 2) *Moderate land use changes* that anticipate retention of the NUMMI site primarily for industrial uses, but with a mixed land-use scenario on surrounding lands; and
- 3) *Significant land use changes* at the NUMMI site and surrounding lands. This alternative would likely include a major league baseball ballpark on the vacant lands at the northern edge of the NUMMI site, combined with mixed-use and higher-intensity land uses on the remainder of the NUMMI site and surrounding study area lands in support of an aggressive TOD approach.

These areas cannot and should not be “planned” in isolation. Consequently, the study would cover an area larger and more comprehensive than just the NUMMI site. The study area 1 totals over 450 acres that generally represents the TOD Warm Springs BART Station area and the 370-acre NUMMI site.



### *Component 3: Infrastructure and Cost Analysis*

With identification of land use alternatives, the likely infrastructure and phasing plan of each alternative will be evaluated, along with the physical opportunities and challenges associated with each alternative. This analysis would identify specific infrastructure needs and, the phasing of key infrastructure components, as well as cost estimates for developing the infrastructure framework for each alternative. Many of the studies will include technical components that can provide information and technical data that can be used in the EIR. In all instances, the studies would utilize existing data sources and recent technical studies applicable to the project area.

### *Component 4: Financial Feasibility Study*

This fourth component is envisioned to run concurrent with the Infrastructure and Cost Analysis under Component 3. It will focus on the financial feasibility of the land uses for each of the land use alternatives under consideration, and will include a residual land use analysis to identify potential land values based on product type.

***Subsequent Actions:*** Based on the findings from this analysis and the other study components, a summary matrix table will be prepared that summarizes the proposed mix and intensity of land uses, infrastructure needs and costs, phasing, absorption and pricing for each recommended land use alternative. At the conclusion of Components 1-4, it is envisioned that the Council would provide general guidance for land use types and intensities to be incorporated in a draft community Specific Plan.

The EIR will be prepared in accordance with the legal requirements of the California Environmental Quality Act (CEQA). The EIR will include many of the studies and technical information from Components 1-4, above.

The EDA grant would fund Components 1-4, above; the EIR would not be part of the EDA grant application.

**Schedule:** Staff will pursue the EDA grant and its related studies on an expedited schedule. Staff anticipates selection of consultants to prepare the studies within weeks of EDA grant award, and completion of the studies within approximately eight months of issuance of notice to proceed to selected consultants.

Staff also anticipates holding at least one community workshop with Council during the initial phases of the studies to solicit input, particularly as it relates to land use and the range of alternatives that should be considered for the NUMMI site.

**DISCUSSION/ANALYSIS:** The Fremont community will receive numerous benefits from City participation in the EDA grant program:

- Provision of significant EDA funding will assist in analysis of reuse and revitalization opportunities of the NUMMI site.
- EDA funding will help support the creation of new jobs for the community by directing City and private investment efforts into new economic development activities at the NUMMI site.

- Provides for both short-term and long-term economic development strategies for use of NUMMI and nearby lands.
- Will assist the City in creation of a community specific plan for the NUMMI site and nearby lands.

**FISCAL IMPACT:** The City will seek up to \$385,000 in EDA grant funds to complete the four studies. Participation in the EDA grant application requires a 20 percent commitment of City funds. The 20 percent match would be provided through staff time (primarily expected to involve staff from the City Manager's Office and Economic Development Department), so no additional commitment of City funds will be necessary. If the grant application is successful, the City will experience positive economic benefits over time through creation of new jobs and reuse/revitalization of the NUMMI site.

**ENVIRONMENTAL REVIEW:** The EDA grant application is not a “project” as that term is defined under the terms of the California Environmental Quality Act (CEQA) in Title 14, California Code of Regulations, Section 15378. Therefore, no CEQA determination is required.

**ENCLOSURE:** [Draft Resolution Authorizing Staff to apply for a U.S. Economic Development Administration Planning and Technical Assistance Grant and grant Authority for Staff to Sign the Application and Accept the Award](#)

**RECOMMENDATION:** Adopt Resolution Authorizing Staff to apply for a U.S. Economic Development Administration Planning and Technical Assistance Grant and grant Authority for Staff to Sign the Application and Accept the Award.

## **8.1 Council Referrals**

### **8.1.1 COUNCILMEMBER NATARAJAN REFERRAL: Request the City Council to Consider Adopting a Resolution Supporting the Local Taxpayer, Public Safety, and Transportation Protection Act 2010**

I am requesting City Council consider adopting a resolution to support the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010.

A coalition of local government, transportation and transit advocates recently filed a constitutional amendment with the California Attorney General, called the Local Taxpayer, Public Safety, and Transportation Protection Act of 2010, for potential placement on California's November 2010 statewide ballot. Approval of this ballot initiative would close loopholes and change the constitution to further prevent State politicians in Sacramento from seizing, diverting, shifting, borrowing, transferring, suspending or otherwise taking or interfering with tax revenues dedicated to funding local government services, including redevelopment, or dedicated to transportation improvement projects and mass transit.

#### **ENCLOSURES:**

- [Draft Resolution](#)
- [Californians to Protect Local Taxpayers & Vital Services Informational Sheet](#)

## **8.2 Oral Reports on Meetings and Events**



## ACRONYMS

ABAG.....	Association of Bay Area Governments	FUSD .....	Fremont Unified School District
ACCMA.....	Alameda County Congestion Management Agency	GIS .....	Geographic Information System
ACE .....	Altamont Commuter Express	GPA.....	General Plan Amendment
ACFCD .....	Alameda County Flood Control District	HARB .....	Historical Architectural Review Board
ACTA .....	Alameda County Transportation Authority	HBA .....	Home Builders Association
ACTIA .....	Alameda County Transportation Improvement Authority	HRC .....	Human Relations Commission
ACWD .....	Alameda County Water District	ICMA .....	International City/County Management Association
BAAQMD .....	Bay Area Air Quality Management District	JPA .....	Joint Powers Authority
BART .....	Bay Area Rapid Transit District	LLMD .....	Lighting and Landscaping Maintenance District
BCDC .....	Bay Conservation & Development Commission	LOCC .....	League of California Cities
BMPs .....	Best Management Practices	LOS .....	Level of Service
BMR .....	Below Market Rate	MOU .....	Memorandum of Understanding
CALPERS.....	California Public Employees' Retirement System	MTC.....	Metropolitan Transportation Commission
CBD .....	Central Business District	NEPA .....	National Environmental Policy Act
CDD.....	Community Development Department	NLC.....	National League of Cities
CC & R's .....	Covenants, Conditions & Restrictions	NPDES.....	National Pollutant Discharge Elimination System
CDBG .....	Community Development Block Grant	NPO.....	Neighborhood Preservation Ordinance
CEQA .....	California Environmental Quality Act	PC.....	Planning Commission
CERT .....	Community Emergency Response Team	PD .....	Planned District
CIP .....	Capital Improvement Program	PUC.....	Public Utilities Commission
CMA .....	Congestion Management Agency	PVAW .....	Private Vehicle Accessway
CNG.....	Compressed Natural Gas	PWC.....	Public Works Contract
COF .....	City of Fremont	RDA .....	Redevelopment Agency
COPPS .....	Community Oriented Policing and Public Safety	RFP .....	Request for Proposals
CSAC.....	California State Association of Counties	RFQ.....	Request for Qualifications
CTC .....	California Transportation Commission	RHNA .....	Regional Housing Needs Allocation
dB .....	Decibel	ROP.....	Regional Occupational Program
DEIR.....	Draft Environmental Impact Report	RRIDRO.....	Residential Rent Increase Dispute Resolution Ordinance
DO .....	Development Organization	RWQCB .....	Regional Water Quality Control Board
DU/AC.....	Dwelling Units per Acre	SACNET .....	Southern Alameda County Narcotics Enforcement Task Force
EBRPD .....	East Bay Regional Park District	SPAA .....	Site Plan and Architectural Approval
EDAC .....	Economic Development Advisory Commission (City)	STIP .....	State Transportation Improvement Program
EIR.....	Environmental Impact Report (CEQA)	TCRDF.....	Tri-Cities Recycling and Disposal Facility
EIS .....	Environmental Impact Statement (NEPA)	T&O .....	Transportation and Operations Department
ERAF .....	Education Revenue Augmentation Fund	TOD .....	Transit Oriented Development
EVAW .....	Emergency Vehicle Accessway	TS/MRF .....	Transfer Station/Materials Recovery Facility
FAR .....	Floor Area Ratio	UBC .....	Uniform Building Code
FEMA.....	Federal Emergency Management Agency	USD.....	Union Sanitary District
FFD.....	Fremont Fire Department	VTa .....	Santa Clara Valley Transportation Authority
FMC.....	Fremont Municipal Code	WMA .....	Waste Management Authority
FPD.....	Fremont Police Department	ZTA.....	Zoning Text Amendment
FRC.....	Family Resource Center		

**UPCOMING MEETING AND CHANNEL 27  
BROADCAST SCHEDULE**

<b><i>Date</i></b>	<b><i>Time</i></b>	<b><i>Meeting Type</i></b>	<b><i>Location</i></b>	<b><i>Cable Channel 27</i></b>
February 16, 2010	6:00 p.m.	Work Session	Council Chambers	Live
February 16, 2010	7:00 p.m.	Joint Council/RDA Meeting	Council Chambers	Live
February 23, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 2, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 9, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 16, 2010	TBD	Work Session	Council Chambers	Live
March 23, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
March 30, 2010 (5 <sup>th</sup> Tuesday)		No City Council Meeting		
April 6, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
April 13, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
April 20, 2010	TBD	Work Session	Council Chambers	Live
April 27, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 3, 2010	4:00 p.m.	Joint City Council/FUSD Board Meeting	Council Chambers	Live
May 4, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 11, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
May 18, 2010	TBD	Work Session	Council Chambers	Live
May 25, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 1, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 8, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
June 15, 2010	TBD	Work Session	Council Chambers	Live
June 22, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live